



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS STATE PUBLIC WORKS BOARD

**The STATE PUBLIC WORKS BOARD will meet on
Monday, November 13, 2017 at 10:00 a.m. in Room 112,
State Capitol, Sacramento, California.**

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Patrice Coleman at (916) 445-9694 or e-mail to patrice.coleman@dof.ca.gov, five days prior to the meeting.

STATE PUBLIC WORKS BOARD
Monday, November 13, 2017, at 10:00 a.m. in Room 112
State Capitol, Sacramento, California

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BOND ITEM

BOND ITEM—1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WESTWOOD FIRE STATION – REPLACE FACILITY
LASSEN COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660 (4), as reappropriated by the Budget Acts of 2008, 2009, 2010, 2011, 2013, and 2016
Chapter 25, Statutes of 2014, Item 3540-301-0660 (4), as reappropriated by the Budget Act of 2016*

Consider adoption of a resolution to:

- a) **Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- b) **Authorize the sale of lease revenue bonds.**
- c) **Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Board and the Department of Forestry and Fire Protection.**
- d) **Approve and take actions and execute documents as may be needed to carry out the purposes of the resolution.**

Total Bond Appropriations

\$7,068,000

BOND ITEM

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Westwood Fire Station: Replace Facility
Lassen County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and approve other related actions.

Scope Description

This project is within scope. This project includes the construction of an approximately 8,000 square foot 12-bed, 3-bay apparatus single-building fire station, and a generator/pump/storage building. Site work will include demolition of the existing facility, grading, paving, new utilities including fiber optic extension and septic system, hose wash rack and wharf hydrant, above ground fuel vaults, site fencing, CMU wall, flagpoles, trash enclosure, site/curb/gutter/sidewalks, site lighting, landscaping/irrigation, storm drainage, and entrance.

Funding and Project Cost Verification

This project is within cost. A total of \$7,068,000 lease revenue bonds has been appropriated for this project.

\$ 7,068,000	Total authorized project costs
\$ 818,000	Project costs previously allocated: \$456,000 preliminary plans and \$362,000 working drawings
\$ 6,250,000	State costs to be allocated: \$5,162,000 contract, \$223,000 contingency, \$60,000 Agency Retained, \$305,000 A&E, and \$500,000 other project costs

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 24, 2008, and the 30-day statutes of limitation expired on April 23, 2008. After the scope change was approved in 2015, Resources Agency concluded no additional environmental review was needed.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed May 13, 2008 and DGS completed an updated memo, dated October 20, 2014, and no issues that would affect the beneficial use and quiet enjoyment of the project were identified. We note our bond council reviewed a deed restriction on the property and based on the facts, it was determined the restriction is no longer enforceable.

Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	August 2017
Start construction	March 2018
Complete construction	August 2019

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BUTTE UNIT FIRE STATION/UNIT HEADQUARTERS: REPLACE FACILITY
BUTTE COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 3540-301-0660 (5), as reappropriated by the Budget Acts of 2011, 2013, and 2016
Chapter 25, Statutes of 2014, Item 3540-301-0660 (6), as reappropriated by the Budget Act of 2016*

Consider adoption of a resolution to:

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- b) Authorize the sale of lease revenue bonds.**
- c) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services and the Board, with the consent of the Department of Forestry and Fire Protection.**
- d) Approve and take actions and execute documents as may be needed to carry out the purposes of the resolution.**

Total Bond Appropriations

\$34,537,000

BOND ITEM

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
Butte Unit Fire Station/Unit Headquarters: Replace Facility
Butte County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and approve other related actions.

Scope Description

This project is within scope. This project includes construction of a 20-bed, 3-bay apparatus building, administrative office building, 5-bay automotive shop, 2-bay dozer shed, covered vehicle wash rack with building to house filtration system, hose wash rack, service center/warehouse, maintenance/grounds building with space for Department of General Services telecom division, a communication tower, commercial laundry area for cleaning safety equipment, a generator/storage building, and covered storage for mobile equipment and all associated appurtenances. Site work will include utilities, paving, sidewalks, curbs, gutters, security fencing, landscaping, demolition of identified structures, site drainage, trenching, retaining walls.

Funding and Cost Verification

This project is within cost. A total of \$34,537,000 lease revenue bonds has been appropriated for this project.

\$ 34,537,000 Total authorized project costs

\$ 3,753,000 Project costs previously allocated: \$1,643,000 preliminary plans and \$2,110,000 working drawings

\$ 30,784,000 State costs to be allocated: \$26,354,000 contract, \$1,142,000 contingency, \$1,748,000 A&E, and \$1,540,000 other project costs

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 20, 2015, and the 30-day statutes of limitation expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed March 2, 2015 and no issues that would affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2015
Complete working drawings	September 2017
Start construction	March 2018
Complete construction	October 2019

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM—3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

VINA HELITACK BASE: REPLACE FACILITY

TEHAMA COUNTY

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (3), as reappropriated by the Budget Acts of 2009, 2011, 2013, and 2016
Chapters 10 and 11, Statutes of 2015, Item 3540-301-0660 (5)*

Consider adoption of a resolution to:

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- b) Authorize the sale of lease revenue bonds.
- c) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services and the Board, with the consent of the Department of Forestry and Fire Protection.
- d) Approve and take actions and execute documents as may be needed to carry out the purposes of the resolution.

Total Bond Appropriations

\$15,260,000

BOND ITEM

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection

Vina Helitack Base: Replace Facility

Tehama County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and approve other related actions.

Scope Description

This project is within scope. This project includes construction of a 22-bed barracks and messhall building, 2-bay apparatus building, rescue training tower, helicopter hanger building, and a generator/pump/storage building. Site work includes demolition of identified structures including existing hanger building, 2 lighted helipads, fuel dispensing system, hose wash rack, radio tower, and weather station. Site work also includes grading, paving, walkways, curbs, fencing, utilities, water supply, storage and distribution systems, waste water disposal system, erosion control measures, and widening of State Highway 99 to allow for a new left turn lane.

Funding and Cost Verification

This project is within cost. A total of \$15,260,000 lease revenue bonds has been appropriated for this project.

\$ 15,260,000 Total authorized project costs

\$ 1,873,000 Project costs previously allocated: \$934,000 preliminary plans and \$939,000 working drawings

\$ 13,387,000 State costs to be allocated: \$10,922,000 contract, \$546,000 contingency, \$1,115,000 A&E, and \$804,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 14, 2014, and the 30-day statutes of limitation expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed March 2, 2015 and no issues that would affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2015
Complete working drawings	September 2017
Start construction	March 2018
Complete construction	October 2019

Staff Recommendation: Adopt resolution

MINUTES

Consider approving the minutes from the October 13, 2017 Public Works Board Meeting.

Staff has reviewed the minutes from the October 13, 2017 Public Works Board Meeting and recommends approval of those meeting minutes.

Staff Recommendation: Approve minutes from the October 13, 2017 Public Works Board Meeting.

CONSENT ITEM

CONSENT ITEM—1

**DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ROAD RECONSTRUCTION
SAN JOAQUIN COUNTY**

*Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263 (1)
Chapter 33, Statutes of 2011, Item 3790-301-0263 (5)
Chapters 10 and 11, Statutes of 2015, Item 3790-301-0263 (5)*

Consider:

a. Recognizing a scope change

b. Approving an augmentation

\$359,000
(4.3 percent total project cost)
(4.3 percent of cumulative)

CONSENT ITEM

STAFF ANALYSIS ITEM—1

Department of Parks and Recreation
Carnegie State Vehicular Recreation Area, Road Reconstruction
San Joaquin County

Action Requested

If approved, the requested action will recognize a scope change and approve augmentation.

Scope Description

Project is not within scope. The approved project scope consists of the reconstruction, rehabilitation, and the improvement of six road sections of this park, as well as to construct sediment basins in three locations within the park. The Budget Acts of 2011 (Chapter 33, Statutes of 2011) and 2015 (Chapter 10, Statutes of 2015) authorized \$6.6 million and \$1.2 million respectively for the construction phase of this project.

The Department of Parks and Recreation (Parks) has requested a scope change for the project to eliminate the construction of the three sediment basins within Corral Hollow Creek, which are associated with the Carrol, Kiln, and Tyson watersheds. In addition, this request would reduce the number of road improvements pertaining to restoration and storm water control measures along Kiln Road and Los Osos Road. This scope change was prompted by a recent determination by the Central Valley Regional Water Quality Control Board that these basins are no longer necessary to meet water quality standards, as Parks has completed other major elements of its Storm Water Management Plan in the park over the past several years and constructing these basins would result in significant negative environmental and natural impacts. Parks estimates that the proposed scope reductions will decrease the total project costs by \$3.5 million.

On October 18, 2017, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change and to recommend the Board recognize the scope change no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. A total of \$467,000 has been appropriated from the Off-Highway Vehicle Trust Fund for preliminary plans and working drawings. Due to the proposed changes described above, working drawing costs are now estimated to be \$599,000, reflecting the need for engineering changes, revisions to existing natural and environmental documents, and new regulatory permits. Therefore, an augmentation of \$359,000 (4.34 percent total project cost) is requested for working drawings to incorporate the proposed scope changes. Overall project costs, however, are now estimated to be at \$4,747,000, reflecting a construction savings of \$3,892,000 and a net savings of \$3,533,000 from the total project appropriations of \$8,280,000.

\$8,280,000	Total authorized project cost
\$4,747,000	Total estimated project costs
\$ 467,000	Previously allocated: preliminary plans \$227,000, working drawings \$240,000
\$4,280,000	Project costs to be allocated: working drawings \$359,000, construction \$3,921,000 (\$3,262,000 contract, \$228,000 contingency, \$398,000 A&E costs, \$33,000 agency retained items), at CCCI 6470
\$3,533,000	Anticipated savings
\$ 359,000	Augmentation: working drawings

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 7, 2011, and the 30-day statutes of limitation expired on December 7, 2011, without challenge.

Real Estate Due Diligence

The Department has conducted due diligence and determined there are no issues that would adversely affect the quiet enjoyment of beneficial use of the site. The project site was acquired in 1979 by the State with subsequent acquisitions taking place in 1991 through 1999. All work is to take place within real property identified as State Parks' land. A detailed survey was conducted for the entire park. There are utility easements within the park along Corral Hollow Road. However, these easements do not affect any of the improvements associated with this project. Soils' testing was conducted by a geotechnical consultant to confirm soils conditions.

Project Schedule

Approve preliminary plans	February 2012
Complete working drawings	January 2018
Start construction	June 2018
Complete construction	July 2019

Staff Recommendation: Recognize scope change and approve augmentation.

CONSENT ITEM

CONSENT ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)
CALAVERAS BIG TREES STATE PARK, CAMPSITE RELOCATION
CALAVERAS COUNTY

Authority: Chapter 14, Statutes of 2017, Item 3790-301-0392 (3)

Consider recognizing:

- a. A scope change
- b. An anticipated deficit

CONSENT ITEM

STAFF ANALYSIS ITEM—2

Department of Parks and Recreation
Calaveras Big Trees State Park, Campsite Relocation
Calaveras County

Action Requested

If approved, the requested action will recognize a scope change and anticipated deficit.

Scope Description

Project is not within scope. The approved project scope consists of the relocation of approximately five existing campsites within the North Grove Campground. The existing project also includes the installation of utility line extensions and new campground spurs, the widening of existing campground access roads within the park, and the addition of a combination (restroom and shower) building.

The Department of Parks and Recreation (Parks) has requested a scope change for the project to add overnight cabins in lieu of replacing lost campsites as a result of the improvement of State Route 4 currently under construction by Caltrans. The cabins would provide year-round availability to the public, which is in alignment with Parks' strategic goal of balancing public funding with maximizing revenue generation opportunities. It is anticipated that annual revenues will exceed the additional support costs associated with the revised project scope by \$100,000.

On October 18, 2017, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change and to recommend the Board recognize the scope change no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2017 (Chapter 14, Statutes of 2017) authorized \$138,000 from the State Parks and Recreation Fund for preliminary plans. The project, as originally appropriated, was estimated at \$1,847,000. Overall, total project costs have increased

by \$181,000 to \$2,028,000; however, we note that absent the scope change, the increase in cost would have been \$66,000 higher.

\$1,847,000 Total authorized project cost

\$2,028,000 Total estimated project costs

\$ 138,000 Previously allocated: preliminary plans \$138,000

\$1,709,000 Project costs to be allocated: working drawings \$100,000, construction
\$1,609,000 (\$1,267,000 contract, \$89,000 contingency, \$115,000 A&E costs,
\$138,000 agency retained items)

\$ 181,000 Anticipated deficit: construction

CEQA

The Department will develop and review CEQA documentation in the preliminary plans phase.

Real Estate Due Diligence

The Department will conduct due diligence on the subject property to identify any issues that would prevent the state's quiet use and enjoyment of the project prior to requesting approval of preliminary plans.

Project Schedule

Approve preliminary plans	June 2018
Complete working drawings	February 2019
Start construction	June 2019
Complete construction	June 2020

Staff Recommendation: Recognize a scope change and anticipated deficit.

CONSENT ITEM

CONSENT ITEM—3

DEPARTMENT OF GENERAL SERVICES (7760)
SACRAMENTO REGION: NEW NATURAL RESOURCES HEADQUARTERS BUILDING
SACRAMENTO COUNTY

Authority: Government Code Sections 14691-14697
Chapters 14, 22, and 54 Statutes of 2017, Item 7760-301-0668 (1)

Consider approving performance criteria

CONSENT ITEM

STAFF ANALYSIS ITEM—3

Department of General Services
Sacramento Region: New Natural Resources Agency Headquarters Building
Sacramento County

Action Requested

If approved, the requested action will approve performance criteria.

Scope Description

This project is within scope. The approved project includes the construction of an approximately 800,000 gross square foot (GSF) office building, located between P, O, 7th, and 8th Streets in Sacramento. The building will include office, assembly, storage, building support, limited parking, and commercial food service space. Of this amount, approximately 700,000 GSF will be office space with an expected building capacity of approximately 3,500 employees. It is anticipated that the building will house staff from the following: California Natural Resources Agency, the Department of Water Resources, the Department of Parks and Recreation, the Department of Fish and Wildlife, the Department of Forestry and Fire Protection, the California Department of Conservation, and the Wildlife Conservation Board.

The project scope also includes minor exterior renovations of the historic Heilbron House currently located on the project site. The project will also include a new childcare facility for 120 children located on the roof of the Subterranean Building (block 203), to be used in conjunction with the tenants of the New O Street Office Building. The project will pursue LEED Silver certification for new construction (at a minimum) and will target Zero Net Energy performance. This request seeks approval of Performance Criteria documents.

Funding and Project Cost Verification

The project is within cost. Chapter 31, Statutes of 2016 (SB 836) established the State Project Infrastructure Fund (SPIF) for the renovation or replacement of state office buildings. A total of \$11,367,000 has been allocated from SPIF for planning and studies, and for development of performance criteria. Chapters 14, 22, and 54, Statutes of 2017, Item 7760-301-0668 (1) appropriated \$585,132,000 in lease revenue bond funding for the design-build phase of the project.

\$596,499,000	Total authorized project costs
\$596,499,000	Total estimated project costs
\$11,367,000	Costs previously allocated: \$2,800,000 project planning and studies and \$8,567,000 performance criteria
\$585,132,000	Costs to be allocated: \$520,479,000 contract, \$15,614,000 contingency, \$10,952,000 A&E, and \$38,087,000 other project costs

CEQA

The Notice of Determination was filed with the State Clearinghouse on August 11, 2017, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on November 3, 2017. Numerous issues were identified that require resolution, including the following:

- Transfer of Jurisdiction from the Employment Development Department (EDD) to DGS for the portion of Block 204 between Opera Alley and P Street, and between 7th and 8th Street, which is currently used as a parking lot for EDD employees.
- All parking agreements between the EDD and EDD employees related to the aforementioned site must be terminated.
- All parking agreements between the state and the Capitol Area Development Authority (CADA), and between CADA and Hofmann Holdings, LP, related to parking on the north-east corner of Block 204, at the corner of O Street and 8th Street, must be terminated.
- While the Sacramento City Council approved the Opera Alley abandonment resolution on September 26, 2017, the state must complete alleyway utility relocations before the City of Sacramento (City) will quitclaim its rights and interest to the state.

Project Schedule

Approve performance criteria	November 2017
Start construction	March 2018
Complete construction	September 2021

Staff Recommendation: Approve performance criteria.

CONSENT ITEM

CONSENT ITEM—4

DEPARTMENT OF GENERAL SERVICES (7760)
SACRAMENTO REGION: NEW O STREET OFFICE BUILDING
SACRAMENTO COUNTY

*Authority: Government Code Sections 14691-14697
Chapters 14, 22, and 54 Statutes of 2017, Item 7760-301-0668 (2)*

Consider approving performance criteria

CONSENT ITEM

STAFF ANALYSIS ITEM—4

Department of General Services
Sacramento Region: New O Street Office Building
Sacramento County

Action Requested

If approved, the requested action will approve performance criteria.

Scope Description

This project is within scope. The approved project includes demolition of the existing vacant California Department of Food and Agriculture (CDFA) Annex building, abatement and removal of all asbestos and lead materials, and constructs a 10-story office building at 1215 O Street in Sacramento. The new building will be approximately 340,000 total gross square feet (GSF), and will include office, assembly, storage, building support, parking, and commercial food service space. Of this amount, approximately 255,000 GSF will be office space with an expected building capacity of 1,150 employees. It is anticipated that the building will house staff from the Health and Human Services Agency, the Department of State Hospitals, and the Department of Developmental Services. The project scope also includes removal of the three-story sky-bridge that connects the CDFA Annex building to the CDFA Headquarters building (1220 N Street), and reconstruction of the CDFA Headquarters south façade. The project will pursue LEED Gold certification for new construction (at a minimum) and will target Zero Net Energy (ZNE) performance.

On July 17, 2017, the State Public Works Board approved a scope change to utilize offsite solar generation through SMUD's Solar Shares program, in lieu of the original plan to use photovoltaic panels in the adjacent parking lot. In addition to being more cost effective, the project team determined that the use of offsite solar generation would provide increased flexibility to add panels in the future, if necessary, to achieve the ZNE Goal. This request seeks approval of Performance Criteria documents.

Funding and Project Cost Verification

The project is within cost. Chapter 31, Statutes of 2016 (SB 836) established the State Project Infrastructure Fund (SPIF) for the renovation or replacement of state office buildings. A total of \$8,372,000 has been allocated from SPIF for planning and studies and for the development of performance criteria. Chapter 14, 22, and 54, Statutes of 2017, Item 7760-301-0668 (2)

appropriated \$266,038,000 in lease revenue bond funding for the design-build phase of the project.

\$274,410,000 Total authorized project costs

\$274,410,000 Total estimated project costs

\$8,372,000 Costs previously allocated: \$2,100,000 project planning and studies and \$6,272,000 performance criteria.

\$266,038,000 Costs to be allocated: \$231,606,000 contract, \$6,948,000 contingency, \$5,756,000 A&E, and \$21,728,000 other project costs

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 21, 2017, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on October 26, 2017. Numerous issues were identified that require resolution, including the following:

- Lot 67, which is the former O Street area between 12th Street and 13th Street, is affected by a City of Sacramento's utility reservation. The City's utility reservation in this area should be incorporated into the design of the project.
- If all or a portion of the south-west section of Block 222, which is the parking lot between Lot 67 and Opera Alley, and between 12th Street and 13th Street, is needed for the final proposed project site, jurisdiction of the site will need to be placed with DGS.
- DGS should work with CDFA and CalVet to relocate parkers in the aforementioned parking area of Block 222.

Project Schedule

Approve performance criteria	November 2017
Start design-build	February 2018
Complete design-build	February 2021

Staff Recommendation: Approve performance criteria.

ACTION ITEM

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
VARIOUS COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 39719(b)(2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 15853 of the Government Code*

Consider authorizing site selection of 11 assessors parcels in full or in part.

High Speed Rail Authority Parcel Number	Assessor Parcel Number (APN) or location description
Fresno County	
FB-10-1310	Within Morton Avenue, directly east of APN 334-010-07U
FB-10-1317	335-090-55
FB-10-1319	335-090-61
FB-10-1353	042-170-36
FB-10-1355	042-170-32
FB-10-1321	333-110-35S
FB-10-1342	042-160-22S
Kings County	
FB-16-0449	People's Ditch crossing of HSR line approximately 1000 feet north of Excelsior Avenue.
FB-16-0065	014-130-068
Kern County	
FB-15-0222	072-060-16
FB-15-0222	072-060-29

ACTION ITEM

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Various Counties

Action Requested

If approved, the requested action would authorize site selection of 10 of the 11 assessors parcels in full or in part. One parcel, APN 042-170-32, is being pulled.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting from Madera and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,600 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Project Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1. In addition, Health and Safety Code section 39719 (b)(2) appropriates 25 percent of the annual proceeds of the Greenhouse Gas Reduction Fund for the Phase 1 Blended System and Health and Safety Code section 39719.1 authorizes repayment of a \$400 million General Fund loan from the Greenhouse Gas Reduction Fund for the Phase 1 Blended System. The IOS-1 is a component of the Phase 1 Blended System.

Background

To date, the Board has site-selected approximately 1,600 parcels comprising approximately 120 miles from Madera to near Bakersfield. This total does not reflect properties associated with right-of-way transfer agreements with local government.

Of the seven parcels in Fresno County, one, APN 042-170-32 is being pulled as it not needed for the project. The remaining six include three, APNs 335-090-55, 335-090-61, and 335-110-35S, which are needed for the relocation of irrigation canals for the Fresno Irrigation District. The site within Morton Avenue is needed for a telecommunications relocation, and the remaining two sites, APNs 042-010-06 and 042-160-22S, are needed for PG&E utility relocations.

Of the two sites in Kings County, one is need for the HSTS to cross People's Ditch. The other parcel, APN 014-130-068, along with previously site selected 014-130-065, comprise HSRA Parcel Number FB-16-0065. This parcel is owned by the Howze family and it, along with the rest of the parcels comprising HSRA Parcel Number FB-16-0065, is one of the properties for which a Resolution of Necessity (RON) is requested in Action Item 2 of this agenda. While only Parcel Number 014-130-065 was previously site selected, the appraisal and just compensation determination were completed for the full HSRA parcel. Strictly as a matter of procedure, the site selection takes place before the appraisal and the just compensation determination in order to ensure that all parcels are captured when making the offer of just compensation. In this case, the oversight had no negative effect since both of the parcels were in fact included in both the just compensation determination and offer of just compensation.

The final two parcels are in Kern County and are needed for roadway improvements to create an at-grade intersection between J Street and Poso Avenue.

For these properties, the CEQA and NEPA processes were completed in 2012 or 2014. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Staff Recommendation: Authorize site selection of 10 of the 11 assessors parcels in full or in part. One parcel, APN 042-170-32, is being pulled.

ACTION ITEM

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
VARIOUS COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 39719(b)(2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 15854 of the Government Code*

Consider the adoption of five Resolutions of Necessity authorizing the use of eminent domain to acquire the following properties:

- 1. 4285 Golden State Property (Fresno County)**
Authority Parcel Numbers: MF-10-0942-01-01
Assessor Parcel Numbers: 510-460-14 and 510-460-15
- 2. Howze Property (Kings County)**
Authority Parcel Number: FB-16-0065-1
Assessor Parcel Numbers: 014-130-065 and 014-130-068
- 3. Sihota Family Partners Property (Fresno County)**
Authority Parcel Numbers: FB-10-0461-1, FB-10-0461-2, FB-10-0461-5, and FB-10-0461-6
Assessor Parcel Numbers: 056-030-38S and 056-030-40S
- 4. Tri West Investments Property (Kings County)**
Authority Parcel Numbers: FB-16-0470-1, FB-16-0470-2, FB-16-0470-3, FB-16-0470-4, and FB-16-0470-5
Assessor Parcel Number: 016-130-055
- 5. Menezes Property (Fresno County)**
Authority Parcel Number: FB-10-0884-1
Assessor Parcel Number: 056-020-09S

ACTION ITEM

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Various Counties

Action Requested

Adopt five Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 29 acres.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting from Madera and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno and relocation of railroad lines, the construction of bridges over the San Joaquin and Fresno Rivers as well as other waterways, several dozen grade separations, multiple viaducts and trenches, and the acquisition of approximately 1,600 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1. In addition, Health and Safety Code section 39719 (b)(2) appropriates 25 percent of the annual proceeds of the Greenhouse Gas Reduction Fund for the Phase 1 Blended System and Health and Safety Code section 39719.1 authorizes repayment of a \$400 million General Fund loan from the Greenhouse Gas Reduction Fund for the Phase 1 Blended System. The IOS-1 is a component of the Phase 1 Blended System.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to just north of Bakersfield.

The Property Acquisition Law, commencing with section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property

necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the properties is within the right of way for IOS-1 and was site selected at previous Board meetings. The site selections took place after an environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.

Between July 2017 and September 2017 the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the properties are continuing; however, in order to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required.

On October 23, 2017 and October 25, 2017 Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. 4285 Golden State Property (Fresno County)
Authority Parcel Number: MF-10-0942-01-01
Assessor Parcel Numbers: 510-460-14 and 510-460-15
Full Acquisition: Approximately 10.16 acres in fee

This property will be needed for the realignment of N. Golden State Boulevard between W Santa Ana Avenue and W Richert Avenue.

2. Howze Property (Kings County)
Authority Parcel Number: FB-16-0065-1
Assessor Parcel Numbers: 014-130-065 and 014-130-068
Partial Acquisition: Approximately 0.50 acre in fee

This property will be needed for the construction of the Grangeville Boulevard grade separation.

3. Sihota Family Partners Property (Fresno County)
Authority Parcel Numbers: FB-10-0461-1, FB-10-0461-2, FB-10-0461-5, and FB-10-0461-6
Assessor Parcel Numbers: 056-030-38S and 056-030-40S
Partial Acquisition: Approximately 16.01 acres total (13.68 acres in fee and 2.33 acres in easement)

This property will be needed for the construction of the S. Fowler Avenue grade separation and for the construction of the HSTS between S. Fowler Avenue and E. Davis Avenue.

4. Tri West Investments Property (Kings County)
Authority Parcel Numbers: FB-16-0470-1, FB-16-0470-2, FB-16-0470-3, FB-16-0470-4,
and FB-16-0470-5
Assessor Parcel Number: 016-130-055
Partial Acquisition: Approximately 1.72 acres total (1.37 acres in fee and 0.35 acre in
easement)

This property is needed to accommodate a design change that will widen the HSTS
between Hanford Armona Road and Houston Avenue, and provide an access easement to
7th Avenue.

5. Menezes Property (Fresno County)
Authority Parcel Number: FB-10-0884-1
Assessor Parcel Number: 056-020-09S
Partial Acquisition: Approximately 0.78 acre in fee

This property will be needed for the construction of the S. Fowler Avenue grade separation.

Staff Recommendation: **Adopt five Resolutions of Necessity authorizing the use of
eminent domain to acquire properties totaling approximately 29
acres.**

OTHER BUSINESS

OTHER BUSINESS—1

The Annual Financial Report from Gilbert Associates Inc. for the Public Buildings Construction Fund

Recognize the 2017 State Public Works Board Financial Statements.

REPORTABLES

TO BE PRESENTED AT MEETING